

Erin Martindale

From: Richard Reed [richreed@clearwire.net]
Sent: Wednesday, January 02, 2013 8:56 PM
To: Erin Martindale
Subject: Request for Notice of Application, Slocum Subdivision

EXHIBIT 21
PAGE 1 OF 8

Dear Erin,

I am requesting a copy of the complete Notice Of Application for the Slocum Subdivision project, File Number(s) PPA12002/SEP12033/DEC12011. An electronic copy, such as a .PDF file, sent via reply e-mail would be preferred. If it is available only as a paper copy, please forward to the address shown below.

Thank you.

Richard C. Reed
18705 136th Ave NE
Woodinville, WA 98072

PH: 425-485-6750

Erin Martindale

From: Jeff Peace [jedapeace@gmail.com]
Sent: Saturday, January 12, 2013 11:01 AM
To: Erin Martindale
Cc: Jim Scarsorie; 'Lavonne Williams'; 'Wendy Peace'
Subject: RE: Slocum Subdivision

EXHIBIT 21
PAGE 2 OF 8

Hi Erin,

I visited City Hall yesterday and had a chance to review the plans and SEPA Checklist for the project. Hope you enjoyed your day off and are enjoying the weekend. Sorry I did not get to meet you but some of your colleagues were very helpful. With a cursory review of the materials, I got a better picture of what the Preliminary Plat Application addressed and what it did not. As a result, I would like to offer a few comments on the application intended to amplify and provide more specificity on my previous comments. In addition, your colleagues suggested that I formally request to be identified as a Party of Record for this project and this email constitutes that request.

To put my comments in context, a description of the topography between the project and the lake to the south is probably appropriate. The south boundary line of the project property roughly corresponds to the crest of a steep slope that descends to the south to the area on north side of the lake. The steep slope is approximately 20 feet high at the southwest corner of the property and gradually becomes shorter to the east so that it is only about 5 feet high at southeast corner of the project property. The slope is at an angle of approximately 45 degrees and is covered with a mix of evergreen and deciduous trees, shrubs and blackberries. From the base of the steep slope, the land slopes gently to the lake, a drop of approximately 3 or 4 feet over a distance of as little as 80 feet. From my view of the project plans, the topography of the upper portion of the slope is shown on the plans but the rest of the slope and the lake are not.

In general, the project plans and the SEPA checklist, do not address the potential impact on the area outside of the project property itself, especially the sensitive nature of the southern environs of the property. The SEPA checklist does identify the fact that the lake exists in the description of the surrounding areas but does not address impacts to the lake nor its surrounding wetlands in any of the subsequent sections.

Specific comments and concerns:

1. The SEPA checklist states that "the lake may drain into Little Bear Creek." In fact, the lake does drain into the creek through a culvert that starts at the east side of the lake (near the gazebo), passes under the lowest section of 136th Avenue NE, and continues on under the lots on the east side of the road to the creek. The drainage is not constant; it depends on the level of rainfall with the heaviest flows in the fall, winter, and spring months. The checklist should recognize and address potential impacts not only on the lake and its surrounding wetlands but Little Bear Creek as well.
2. The project plans show the project property will be cleared to the property lines. At the south boundary of the property, this will remove vegetation at the top of the steep slope to the south with the potential to destabilize that slope. It will also remove trees that provide a potential buffer and protection against wind damage to the trees on the steep slope. Before the plans are approved, the appropriate studies should be done to establish action to eliminate the risk of impacts on the steep slope and its vegetation and the plans modified to reflect those studies.
3. The sections of the SEPA checklist covering erosion, surface water, and contamination address only the areas within the project property. They do not describe the actions to be taken for control of impacts on adjacent properties, specifically the areas between the property and the lake. The plans and checklist should be modified to specifically include these controls as a condition of approval.
4. The SEPA checklist states that "approximately 35,000 CY" of earth will be moved on the site during construction and that there is a possibility that material will be removed from the site. In my review, I was unable to determine the final contours of the property after the project is completed. If grading is contemplated that removes material from the high points of the property along the south boundary line (as indicated by your response that the whole site will be lowered), it is possible that the grading will disturb the roots of vegetation adjacent to, or on, the steep bank to the south leading to potential destabilization and/or vegetation damage on

01/14/2013

adjacent property. In addition, the current drainage of the project property is generally north and east. The project plans show controls for roof drains and stormwater on the property that seem to indicate that this northeast drainage will be maintained. The project plans should be revised to include final contours of the project property to ensure that grading does not result in damage to adjacent properties, nor drainage from the site, either during construction or after occupancy, that potentially degrade adjacent properties, the lake and its surrounding wetlands or Little Bear Creek.

5. In the description of wildlife on or near the site in the checklist, there is no mention of much of the wildlife on and around the property. On the property itself, mammals we have seen include rabbits, raccoons, opossum, squirrels, and occasionally deer. Birds on the property include eagles, osprey, crows, flickers, woodpeckers and various songbirds. On the lake, we see all of the mammals identified as well as river otters and muskrats. Birds using the lake and wetlands include ducks, geese, grebes, great blue heron, green heron, kingfishers, cormorants, and red-winged blackbirds, in addition to the birds mentioned on the property itself. The lake and the surrounding area are used by the blackbirds, ducks, geese and grebes for nesting and rearing their young. The lake contains rainbow trout as well as self-sustaining population of frogs. The lake also has a healthy population of insects, including chironomids, caddis, backswimmers, and mayflies, which maintain the trout. There are also leeches in the lake and salamanders in the area around the lake. Little Bear Creek, into which the lake drains, contains salmon. In my opinion, the checklist description of the wildlife potentially impacted by the project is inadequate and needs to be revised before approval. In addition, the appropriate experts should be consulted to identify any measures necessary in the project plan to mitigate impact to wildlife.

Thanks so much for your attention to these concerns. Please feel free to contact me at any time via email or phone.

Jeff Peace



From: Jeff Peace [mailto:jedapeace@gmail.com]
Sent: Thursday, January 10, 2013 7:40 PM
To: 'Erin Martindale'
Cc: 'Jim Scarsorie'; 'Lavonne Williams'; 'Wendy Peace'
Subject: RE: Slocum Subdivision

Erin,
 Thanks so much for your quick response. One follow-up question:
 Your response to #4 below indicates that the applicant plans to lower the entire site. However, the southern property line of the project is on the crest of the bank on our properties and is one of the high points of the project property. How will they lower the entire site without disturbing the crest of the bank and the trees/earth on our properties? Do any of the submitted reports provide the finished contours of the property compared to the existing contours?

Thanks very much,
 Jeff Peace

From: Erin Martindale [mailto:Erinm@ci.woodinville.wa.us]
Sent: Thursday, January 10, 2013 4:05 PM
To: Jeff Peace
Cc: Jim Scarsorie
Subject: RE: Slocum Subdivision

Hi Jeff,

I'm going to forward your questions on to the applicant. I've answered what I can here (in blue below), but we will include your comments/concerns in our letter to the applicant.

You are also welcome to come to the City to review the file, and request copies of any of the reports.

Erin

01/14/2013

From: Jeff Peace [mailto:jedapeace@gmail.com]
Sent: Wednesday, January 09, 2013 2:10 PM
To: Erin Martindale
Subject: FW: Slocum Subdivision

EXHIBIT 21
PAGE 4 OF 8

I apologize; typo in your email address.

From: Jeff Peace [mailto:jedapeace@gmail.com]
Sent: Wednesday, January 09, 2013 2:02 PM
To: 'erinm@ci.woodinville.wa.us'
Cc: 'Wendy Peace'; 'Lavonne Williams'; 'Frank Klein'
Subject: Slocum Subdivision

Erin,

We are the owners of one of the lots adjacent to the proposed Slocum Subdivision that front the lake to the south of the project site. We are in receipt of the Notice of Application and have a few questions on the project. I called and left a voice mail earlier today but thought that it might expedite the answers if I put our questions in writing.

1) Traffic Impact- Currently, NE 195th Street is a reasonably busy street throughout the day. The current four-way stop at the corner of NE 195th and 136th NE works adequately to control traffic except when Woodinville High School is starting or ending classes. At those times the traffic backs up significantly across that intersection to the freeway and beyond. What will be the entry points to the new development and how will traffic patterns be changed to avoid congestion? **The plat will provide a new road off of 136th Avenue NE. All the lots will access off of this new road. They are not proposing to do any improvements to the intersection at NE 195th Street.**

2) Drainage Impact – We are concerned with the impact to the lake on which we live, both during construction due to silt or debris runoff and during occupancy of the house due to fertilizer and other chemicals potentially running into the lake. The edge of the proposed development sits at the top of a steep bank about 10 to 15 feet high that runs down to our yards and is quite close to the lake. What precautions will be taken during construction to avoid runoff down the bank and beyond? Also, what provision have been made to ensure that the houses and yards on the south edge of the project do not drain to the south down the bank and into the lake. **There is a temporary erosion control plan that will be in place for the duration of site and house construction. They have submitted a drainage plan that shows how the drainage will be handled. They are proposing a stormwater detention pond at the northeast corner of the property, near the intersection of 195th and 136th.**

3) Earth Stability – With respect to the bank mentioned in the previous paragraph, some of the stability of that bank may be due to the trees and other vegetation that is on the south side of the proposed project. How has the stability of that bank been assessed and what precautions will be taken to assure that the development does not increase the risk of slides on or into our properties. **They have submitted a geotechnical report that discusses the soil conditions on the site.**

4) Trees – The project site is heavily wooded and, along with trees on our properties, form a grove that increases the resistance of the individual trees to high winds, especially when the ground is saturated. What is the development plan for the removal of trees and how has the risk of tree damage, both on the project property itself and the adjacent properties, been assessed with the proposed removal of trees associated with the project. **This is a comment that their arborist will have to resolve. They are planning to remove most of the trees on the site, and lower the entire site.**

5) Sewers – We are assuming that a development of this scope will be required to connect to the sewer system. Currently, we have a septic system on our lot and are interested in understanding the feasibility and cost of extending the sewer system to provide to connection for our lot. What are the project plans in this area? **They are going to install sewers for all the lots. You could call the Woodinville Water District at 425-487-4100 to talk about a connection to your lot.**

Thank you very much for your attention to these questions. Please provide us with notice of the scheduling of the hearing on this project when that date is set.

01/14/2013

Sincerely,
Jeff Peace
13403 NE 193rd Pl
Woodinville
425-485-4838

EXHIBIT 21
PAGE 5 OF 8

Erin Martindale

From: Lavonne Williams [lbwilliams3@frontier.com]
Sent: Monday, January 14, 2013 7:55 AM
To: Erin Martindale
Subject: Slocum Subdivision

EXHIBIT 21
PAGE 6 OF 8

Erin,

I would like to formally request to be identified as a "Party of Record" for the Slocum Subdivision.

Thank you,

Lavonne Williams
13423 NE 193rd Place
Woodinville, WA 98072

425-483-0150

Erin Martindale

From: TM Gan [closingdeals@gmail.com]
Sent: Wednesday, June 05, 2013 1:14 PM
To: Erin Martindale
Subject: RE: PROJECT NAME: Slocum Subdivision



Erin:
 I just want to drop a note that Paul from Quadrant Home has written to me with a proposed plan on how they are moving forward. I am personally satisfied with his proposal and therefore support their development plans.

Thank you

----- Gan

From: TM Gan [mailto:closingdeals@gmail.com]
Sent: Thursday, May 30, 2013 2:31 PM
To: 'erinm@ci.woodinville.wa.us'
Subject: RE: PROJECT NAME: Slocum Subdivision

Erin:
 Just want to let you know and report that we (Jeff and I) still have not received the written response from Quadrant Homes that is meant to address our concerns.

----- Gan

From: TM Gan [mailto:closingdeals@gmail.com]
Sent: Monday, May 13, 2013 3:25 PM
To: 'erinm@ci.woodinville.wa.us'
Subject: RE: PROJECT NAME: Slocum Subdivision

Erin:
 I just want to drop a note that Paul from Quadrant Homes did reach out to me and he met with Jeff Peace and I last Friday. We agree to a tentative course of action which Paul said that he will put it in writing for us. I expect to receive it within the next few days. Once we get it, we can then give the OK ... go ahead for the project from our point of view. In the meantime, we, the owners of the adjacent property is still registering our concerns and needing an answer prior to agreeing and supporting the project.

Thank you

----- Tek Min Gan (313)355-8888

From: TM Gan [mailto:closingdeals@gmail.com]
Sent: Monday, May 6, 2013 11:21 AM
To: 'erinm@ci.woodinville.wa.us'
Subject: PROJECT NAME: Slocum Subdivision
Importance: High

David Kuhl:
 I am referring to the DNS received for the Slocum Subdivision Project.

We reside and own the property at 19221 136th Avenue NE, Woodinville, WA 98072 which is adjacent to the proposed

06/05/2013

project. Our property line extends northwards beyond NE 193 PL and based on the drawing provided, it appeared that this project overlapped into our property line.

We are very concern and hereby formally lodge our protest and seek your assistance and guidance on this.

I can be contacted at (313)355-8888 or will be happy to drop by at your office in person to speak to you regarding this.

Thanks you

TEK-MIN GAN
19221 136th Avenue NE
Woodinville, WA 98072

EXHIBIT 21
PAGE 8 OF 8